





# welcome to

# **Yachtsman Close, Bursledon Southampton**

Fox and Sons are delighted to present this spacious 2 bedroom ground floor apartment with en-suite, garage and parking, just moments from Swanwick Marina and the River Hamble.





This well-presented apartment is located in the highly sought-after area of Bursledon, within easy reach of Swanwick Marina, the River Hamble, and Bursledon train station. Ideal for investors, owner-occupiers, or those looking for a convenient weekend retreat by the water, the property offers generous accommodation and superb lifestyle benefits.

The apartment comprises a bright and spacious lounge/diner with doors opening directly onto the communal gardens, a modern fitted kitchen, and two double bedrooms, with the master benefiting from an en-suite shower room. A further bathroom and useful storage complete the interior.

Outside, the property enjoys an allocated parking space, a garage in a nearby block, and well-maintained communal gardens. Further features include gas central heating and uPVC double glazing throughout.

The location is a particular highlight - just a short stroll to the River Hamble public slipway (perfect for kayakers and paddleboarders), excellent waterside pubs and restaurants, and beautiful riverside walks. Commuters will also appreciate the close proximity to Bursledon train station and main road links to Southampton, Portsmouth and London.

#### **Entrance Hall**

### Lounge

14' 9" max x 14' 5" ( 4.50m max x 4.39m )

#### Kitchen

8' 2" max x 14' 8" ( 2.49m max x 4.47m )

#### **Bedroom 1**

12' x 13' 3" ( 3.66m x 4.04m )

#### **En-Suite**

#### **Bedroom 2**

8' 9" x 10' 9" ( 2.67m x 3.28m )

#### **Bathroom**

## Garage

#### **Communal Garden**











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## **Yachtsman Close, Bursledon Southampton**

- Spacious 2 bedroom ground floor apartment
- Master bedroom with en-suite shower room
- living room with access to communal gardens
- Modern kitchen with fitted oven, hob & extractor
- Allocated parking and garage in block

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1600.00

Ground Rent: 150.00

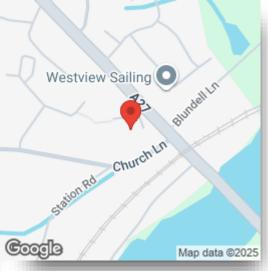
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £240,000









Please note the marker reflects the postcode not the actual property

## view this property online fox-and-sons.co.uk/Property/HEE106095



Property Ref: HEE106095 - 0008 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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